DOCKET #: W3137

PROPOSED ZONING:
RM8-S

EXISTING ZONING:
RS9 and RM8

PETITIONER:
Shaffer Asset Management Company Inc. and Vision Development Inc.
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 1.42

NEAREST BLDG: 25' northwest

MAP(S): 612870
March 21, 2012

Shaffer Asset Management Company Inc.
and Vision Development Inc.
c/o Rick Shaffer, President
5603 New Garden Village Drive
Greensboro, NC 27410

Re: Zoning Map Amendment W-3137

Dear Mr. Shaffer:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

[Signature]

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Doug Stimmell, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101
**ACTION REQUEST FORM**

**DATE:** March 21, 2012  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Shaffer Asset Management Company Inc. and Vision Development Inc.

**SUMMARY OF INFORMATION:**

Zoning map amendment of Shaffer Asset Management Company Inc. and Vision Development Inc. from RS9 & RM8 to RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development): property is located on the northwest corner of Owen Drive and Quincy Drive (Zoning Docket W-3137).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of Shaffer Asset Management Company Inc. and Vision Development Inc.,
Docket W-3137

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of
the City of Winston-Salem, N.C. are hereby amended by changing from RS9 & RM8 to RM8-S
(Residential Building, Single Family; Residential Building, Duplex; Residential Building,
Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned
Residential Development) the zoning classification of the following described property:

PIN #'s 6817-70-8502, 8483, 8328, & 7354

Section 2. This Ordinance is adopted after approval of the site plan entitled Deacon
Station and identified as Attachment "A" of the Special Use District Permit issued by the City
Council the ______ day of ____________________, 20___ to Shaffer Asset Management
Company Inc. and Vision Development Inc..

Section 3. The City Council hereby directs the issuance of a Special Use District Permit
pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to
be known as Deacon Station. Said Special Use District Permit and site plan with associated
documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Shaffer Asset Management Company Inc. and Vision Development Inc., (Zoning Docket W-3137). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development), approved by the Winston-Salem City Council the ____ day of ______________________, 20____" and signed, provided the property is developed in accordance with requirements of the RM8-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain driveway permits from City of Winston-Salem Public Works Department. Improvements shall include widening of Owen Drive and Quincy Drive 13’ from center with curb and gutter and sidewalk.
  b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  c. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.
  d. Developer shall cordon off all areas shown on the site plan as stream buffer areas or tree save areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
• **PRIOR TO THE SIGNING OF PLATS:**
  
a. All documents including covenants, restrictions, and homeowner’s association agreements shall be recorded in the office of the Register of Deeds.
  
b. A private access easement agreement for Quantum Lane shall be recorded.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  
a. Developer shall record a plat showing utility and access easements in the office of the Register of Deeds.
  
b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A with the front door to be oriented to Owen Drive as verified by Planning staff.
  
c. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25’ or less and no more than 0.5 foot-candles at the property line.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  
a. All requirements of the City of Winston-Salem driveway permit shall be completed.
  
b. Lighting shall be installed per approved lighting plan and certified by an engineer.
  
c. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department to indicate the line between public/private streets.
  
d. Developer shall repair any damage to Owen Drive and Quincy Drive incurred during construction and install an ADA ramp and detectable dome mat at the intersection of Owen Drive and Quincy Drive.

• **OTHER REQUIREMENTS:**
  
a. A minimum 20 person shuttle shall be provided 10-hours/day, Monday-Friday to and from Wake Forest University based on the University’s class schedule.
  
b. The onsite resident manager of the complex will be a member of the West Polo Road Neighborhood Association.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3137</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Shaffer Asset Management Company Inc. and Vision Development Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #'s 6817-70-8502, 8483, 8328, &amp; 7354</td>
</tr>
<tr>
<td>Address</td>
<td>2540 and 2544 Owen Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from RS9 and RM8 to RM8-S</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family District; 9,000 sf minimum lot size) and RM8 (Residential, Multifamily District; 8 units per acre maximum density) to RM8-S (Residential, Multifamily District; 8 units per acre – Special Use District). The petitioner is requesting the following uses: Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>According to an email sent on 2-28-12 from the petitioners’ site plan preparer: “A Neighborhood Meeting for the proposed expansion and rezoning of Deacon Station was held on Thursday, February 2, 2012. We met at the Deacon Station Clubhouse with members of the Polo Road Neighborhood Association to present the plan and answer questions re: the rezoning of the 1.5+ac. property at the corner of Owen Drive and Quincy Road. Thirty invitations were sent out with approximately 14 neighbors attending to view the plans for the expansion of the Deacon Station townhomes. All were very complimentary of the project with no objections to the proposed development.”</td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The RM8 District is primarily intended to accommodate duplexes, twin homes, townhomes, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for GMAs (Growth Management Areas), 2 (Urban Neighborhoods), and 3 (Suburban Neighborhoods) and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.</td>
</tr>
</tbody>
</table>
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes, the site is located within GMA 2 adjacent to other multifamily zoned properties.
### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest corner of Owen Drive and Quincy Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 1.42 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Two single family homes are currently located on the site.</td>
</tr>
</tbody>
</table>

#### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM8</td>
<td>Duplexes</td>
</tr>
<tr>
<td>East</td>
<td>RM12-S</td>
<td>Duplexes</td>
</tr>
<tr>
<td>South</td>
<td>RS9 &amp; RM8-S</td>
<td>Single family home and duplexes</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
<td>Single family homes</td>
</tr>
</tbody>
</table>

#### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed two story duplex and townhouse uses are compatible with the adjacent duplex and townhouse units. Due to the scale, topography and buffering, the proposed buildings are generally compatible with the adjacent single family homes.

#### Physical Characteristics

A tributary of Silas Creek forms the western boundary of the petition site. The required 30' stream buffer is shown on the proposed site plan.

#### Proximity to Water and Sewer

Public water and sewer are available to the site.

#### Stormwater/Drainage

The site plan illustrates a proposed stormwater facility for water quality purposes. A stormwater management study will be required.

#### Watershed and Overlay Districts

The site is not located within a water supply watershed.

#### Analysis of General Site Information

The site has no apparent constraints and appears to be suitable for the proposed RM8-S District.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owen Drive</td>
<td>Local Street</td>
<td>215'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Quincy Drive</td>
<td>Local Street</td>
<td>219'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Quantum Lane</td>
<td>Private access easement</td>
<td>44'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

#### Proposed Access Point(s)

The site will have one access point onto Owen Drive which will connect internally with Quantum Lane.

#### Trip Generation - Existing/Proposed

- **Existing Zoning:** RS9 & RM8
  - \[1.42 \times 43,560 / 9,000 = 6 \text{ units} \times 9.57 \ (\text{SFR Trip Rate}) = 57 \text{ Trips per day}\]
  - (only a very small portion of the site is zoned RM8)

- **Proposed Zoning:** RM8-S
  - 6 multifamily residential units \( \times 6.59 \) (Multifamily Trip Rate) = 40 Trips per Day.
| **Sidewalks** | Sidewalks are shown along both street frontages of the proposed site plan and would connect with the existing sidewalk located to the south on Quincy Drive. |
| **Transit** | Route 16 runs along Reynolda Road located approximately 500’ to the northeast. |
| **Connectivity** | The site will connect internally with Quantum Lane, a private street which now terminates in the adjacent property to the south. |
| **Traffic Impact Study (TIS)** | A TIS is not required. |
| **Analysis of Site Access and Transportation Information** | The site has good access and will have an internal connection with the existing Deacon Station development. The anticipated trip generation is less than what would be expected under a single family residential development scenario. |

**CONFORMITY TO PLANS AND PLANNING ISSUES**

| **Legacy GMA** | Growth Management Area 2 – Urban Neighborhoods |
| **Relevant Legacy Recommendations** | - *Legacy* recommends quality infill development and greater residential densities where appropriate.  
- Encourage a mixture of housing types in neighborhoods. In order to utilize the land in the Municipal Services Area (MSA) more effectively, a housing mix that includes more compact, higher density forms of residential development should be encouraged. |
| **Relevant Area Plan(s)** | *West Suburban Area Plan (2011)* |
| **Area Plan Recommendations** | - The site is located in an area designated in the Area Plan for low-density residential use up to 5 dwelling units per acre. |
| **Addressing** | The proposed townhouse units will be assigned address numbers on Owen Drive. The street name Quantum Lane will extend through to connect to Owen Drive. |

| **Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)** | (R)(3) - Have changing conditions substantially affected the area in the petition? \[No\]  
(R)(4) - Is the requested action in conformance with *Legacy*? \[Yes\] |
| **Analysis of Conformity to Plans and Planning Issues** | The subject request is to rezone the property from RM8 and RS9 to RM8-S. Only a small sliver of the site is zoned RM8. Hypothetically, the site could currently be developed with 6 single family homes whereas the request would allow 6 attached units.  
This proposal is an extension of the previously approved, 68 unit Deacon Station multifamily development which is now under construction (W-2994). Staff sees the request as representing a good infill opportunity which is compatible with the surrounding development pattern. |
## RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2994</td>
<td>RS9 to RM8-S</td>
<td>Approved 11-3-08</td>
<td>Directly south</td>
<td>9.23</td>
<td>Approval</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2311</td>
<td>RS9 &amp; RM8-S</td>
<td>Approved 5-3-99</td>
<td>Directly west</td>
<td>2.37</td>
<td>Approval</td>
<td>Approval</td>
</tr>
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</table>

## SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>18 spaces</td>
<td>37 spaces</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>45’</td>
<td>2 story</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>70%</td>
<td>39.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter B, Article II, Section 2-1.2 (L) RM-8 District</td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-5.60 Planned Residential Development</td>
</tr>
<tr>
<td>Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home Use Conditions</td>
</tr>
</tbody>
</table>

### Complies with Chapter B, Article VII, Section 7-5.3

- **Legacy policies:** Yes
- **Environmental Ord.** NA
- **Subdivision Regulations** NA

### Analysis of Site Plan Compliance with UDO Requirements

The subject property is located in GMA 2 and therefore is subject to the residential infill standards. These standards require multifamily buildings to front on existing streets with parking located to the side or rear. The site plan addresses the above mentioned requirement by fronting the new units on Owen Drive with the parking located to the rear along an extension of Quantum Lane (private). The request also complies with the 15% open space requirement for Planned Residential Developments (PRDs) based upon the entire Deacon Station development which includes the adjacent RM8-S site (W-2994). The site plan complies with the requirements of the UDO.

## CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the recommendations of Legacy in regard to greater infill densities.</td>
<td>Request will result in the loss of some mature trees.</td>
</tr>
<tr>
<td>The request is consistent with the West Suburban Area Plan.</td>
<td></td>
</tr>
<tr>
<td>The request is consistent with the proposed RM8 purpose statement and the surrounding development pattern.</td>
<td></td>
</tr>
</tbody>
</table>
## SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

### PRIOR TO THE ISSUANCE OF GRADING PERMITS:

a. Developer shall obtain driveway permits from City of Winston-Salem Public Works Department. Improvements shall include widening of Owen Drive and Quincy Drive 13’ from center with curb and gutter and sidewalk.

b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.

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b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A with the front door to be oriented to Owen Drive as verified by Planning staff.

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b. Lighting shall be installed per approved lighting plan and certified by an engineer.

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d. Developer shall repair any damage to Owen Drive and Quincy Drive incurred during construction and install an ADA ramp and detectable dome mat at the intersection of Owen Drive and Quincy Drive.
• OTHER REQUIREMENTS:
  a. A minimum 20 person shuttle shall be provided 10-hours/day, Monday-Friday to and from Wake Forest University based on the University's class schedule.
  b. The onsite resident manager of the complex will be a member of the West Polo Road Neighborhood Association.

STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3137
MARCH 8, 2012

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Clarence Lambe

VOTE:

FOR: Wesley Curtis, Arnold King, Clarence Lambe, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
AGAINST: None
EXCUSED: None

[Signature]
A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3137

PROPOSED ZONING:
RM8-S

EXISTING ZONING:
RS9 and RM8

PETITIONER:
Shaffer Asset Management Company Inc. and Vision Development Inc.
for property owned by Same

---

Subject property

500' notification radius

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 1.42

NEAREST BLDG: 25' northwest

MAP(S): 612870
EXISTING RS9 USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris
Manufactured Home, Class A
Park and Shuttle Lot

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**

**Project Case Number: W-3137**

<table>
<thead>
<tr>
<th>PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations. Further, please note that additional information may be forthcoming from Departments that indicate &quot;See Emailed Comments&quot; or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION: Northwest corner of Owen Drive and Quincy Drive</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NCDOT- Phone # - 336.703.6600</th>
<th>Email: <a href="mailto:jprhyne@ncdot.gov">jprhyne@ncdot.gov</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;No Comment, NSR&quot; (per email from Steven Jones)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WSDOT- Phone # - 336.747.6872</th>
<th>Email: <a href="mailto:conniec@cityofws.org">conniec@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>No comments</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Engineer- Phone # - 336.747.6846</th>
<th>Email: <a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;Driveway permit req'd. ADA ramp req'd at intersection.&quot; (per email from Al Gaskill)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Streets Division- Phone # - 336.734.1550</th>
<th>Email: <a href="mailto:robbys@cityofws.org">robbys@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;Repair any damages to Owen and Quincy Drive that occurs during construction. Close any unused driveway cuts. Widen Owen &amp; Quincy Drive 13' from the centerline and install curb and gutter. Install an ADA ramp and domed ADA matt at the intersection of Owen and Quincy. It appears that the R/W at the intersection does not include all of the sidewalk. It should be at least to the back of the sidewalk (to include all the sidewalk). Will the apartments/buildings have entrances from the back (adjacent to their parking)??&quot; (per email from Robby Stone)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Inspections (Zoning)- Phone # - 336.727.2626</th>
<th>Email: <a href="mailto:jeffv@cityofws.org">jeffv@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;Label 10' streetyard along Quincy Dr. Move entire tree save area to the edge of stream buffer and include new calcs in tree save legend. How did increase of Total Open Space, Active Open Space, and Passive Open Space occur in Primary Development??&quot; (per email from Jeff Vaughn)</td>
<td></td>
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<tr>
<th>Inspections (Erosion Control)- Phone # - 336.727.2388</th>
<th>Email: <a href="mailto:josephf@cityofws.org">josephf@cityofws.org</a></th>
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<td>&quot;Land Disturbing Permit Required&quot; (per email from Joe Fogarty)</td>
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INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE  
Project Case Number: W-3137

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org
“Stormwater Study Required”  
(per email from Joe Fogarty)

Signature

Fire (City)- Phone # - 336.734.1290 Email: douglasc@cityofwsfire.org
“FDC shall be within 100’ of a public hydrant. Sprinkler system is required for this occupancy.”  
(per email from Douglas Coble)

Signature

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
“Subject to Utilities plan review for permits and/or authorization to construct. Insufficient utilities design to comment further at this time”  
(per email from Courtney Driver)

Signature

Sanitation- Phone # - 336.748.3080 Email: christe@cityofws.org

Signature

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“SW-connection on northeast side of stormwater pond? Condition requiring buildings to match elevations and that the front door be oriented toward Owen Drive; dumpster location? Existing conditions will be carried forward.”  
(per email from Aaron King)

Signature

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc

Signature

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Signature

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
“The additional townhouse units will be assigned address numbers on Owen Dr. The street name Quantum Ln will extend through to connect to Owen Dr.”  
(per email from Ben Stamey)

Signature
The proposed special use zoning map amendment from RS9 (Residential, Single Family District; 9,000 sf minimum lot size) and RM8 (Residential, Multifamily District; 8 units per acre maximum density) to RM8-S (Residential, Multifamily District; 8 units per acre-Special Use District) with its added conditions is consistent with the Legacy Comprehensive Plan, and the West Suburban Area Plan and is reasonable and in the public interest because:

1. The request is consistent with the surrounding development pattern;
2. The site has no apparent constraints and appears to be suitable for development within the proposed RM8-S District; and
3. The request is consistent with the purpose statement of the proposed RM8-S District.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3137
(SHAFFER ASSET MANAGEMENT COMPANY, INC AND
VISION DEVELOPMENT INC.)

Although the proposed special use zoning map amendment from RS9 (Residential, Single
Family District; 9,000 sf minimum lot size) and RM8 (Residential, Multifamily District; 8 units
per acre maximum density) to RM8-S (Residential, Multifamily District; 8 units per acre-Special
Use District) with its added conditions is consistent with the Legacy Comprehensive Plan, and
the West Suburban Area Plan, approval of the request is not reasonable and in the public interest
because the request will result in the loss of some significant mature trees.